



TOPOGRAPHICAL NOTES

- 1. CONTRACTOR SHALL DISPOSE OF ALL MATERIALS IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS.
2. UTILITIES ARE GRAPHICAL REPRESENTATION PER SURVEY AND MAPPING. CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.
3. WELLS AND SEPTIC SYSTEMS SHALL BE ABANDONED PER ALL FEDERAL, STATE, AND LOCAL REGULATIONS. A REPRESENTATIVE FROM THE JOHNSON COUNTY HEALTH DEPARTMENT SHALL BE PRESENT DURING REMOVAL OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HAZARDOUS MATERIAL TESTING AND REMOVAL (IF DEEMED NECESSARY) FOR THE EXISTING STRUCTURES.
4. CONTRACTOR SHALL COORDINATE WITH APPLICABLE UTILITY COMPANIES FOR SERVICE DIS-CONNECTIONS.

FLOODPLAIN INFORMATION

THE PROPERTY PLOTS BY SCALE AS BEING IN ZONE "A1" & "X" OF THE FLOOD INSURANCE RATE MAP (FIRM) FOR JOHNSON COUNTY, INDIANA, COMMUNITY PANEL NO. 18001 C, 02220 AND 02100, DATED AUGUST 2, 2003. THE ACCURACY OF ALL FLOOD HAZARD DATA SHOWN ON THIS PROJECT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OF ELEVATION ON THE RECORDED FLOOD INSURANCE RATE MAP.

BENCHMARK INFORMATION

- BENCHMARK - JON 6 - ELEVATION 721.534 FEET (DESIGN ELEVATION=720.604 FEET) IN JOHNSON COUNTY, FRANKLIN QUADRANGLE, IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 12 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, AT FRANKLIN, 0.2 NORTH ALONG FORSYTHE STREET FROM ITS INTERSECTION WITH STATE ROAD 44 TO AN ELECTRIC TOWER, SET IN THE TOP OF THE SOUTHWEST CONCRETE SUPPORT OF THE ELECTRIC POWER TAKE OFF TOWER, 110 FEET EAST OF THE CENTERLINE OF FORSYTHE STREET, 50 FEET SOUTH OF HURRICANE CREEK, 1.0 FOOT ABOVE THE GROUND, AN INDIANA FLOOD CONTROL AND WATER RESOURCES COMMISSION BRASS CONTROL STATION TABLE, STAMPED "JON 6"
TBM#400 RR SPIKE SET IN SOUTH SIDE OF POWERPOLE UP ±1.0' (PP#58636) ELEV.=744.36
TBM#401 RR SPIKE SET IN WEST SIDE OF POWERPOLE UP ±1.0' SQUARE METAL TAG SAYS "PUBLIC SERVICE CO. OF IND." (PP#250676) ELEV.=728.18
TBM#402 RR SPIKE SET IN NORTH SIDE OF POWERPOLE UP ±1.0' TAG SAYS "HE NEEDHAM JCT #2" (PP#8254196) ELEV.=736.65

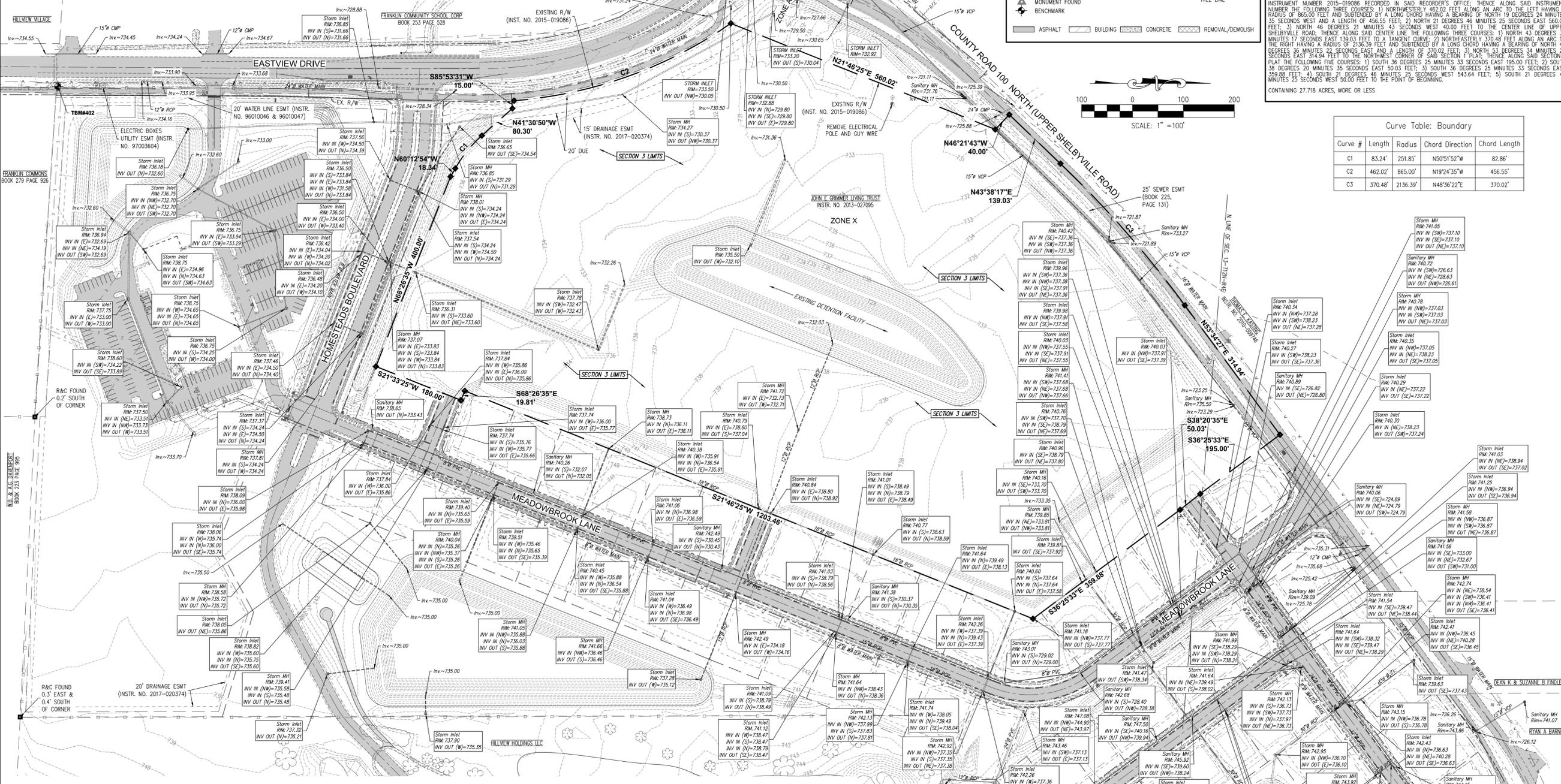
EXISTING LEGEND

- POWERPOLE W/ LIGHT
POWERPOLE GROUND
POWERPOLE UTILITY
POWERPOLE
LIGHTPOLE
ELECTRIC MANHOLE
ELECTRIC CABINET
CULVERT
TELEPHONE RISER
WATER METER
FIRE HYDRANT
WATER VALVE
SANITARY MANHOLE
SIGN
TREE
MONUMENT FOUND
BENCHMARK

LEGAL DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 12, AND A PART OF THE NORTHEAST QUARTER OF SECTION 13, ALL IN TOWNSHIP 12 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, IN JOHNSON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A STONE FOUND AT THE NORTHEAST CORNER OF THE NORTHEAST CORNER OF THE SAID SECTION 12, THENCE SOUTH 00 DEGREES 07 MINUTES 53 SECONDS EAST 100 FEET TO AN IRON ROD FOUND AND TO A SOUTHWEST CORNER OF THE PLAT OF HOMESTEADS AT HILLVIEW-SECTION 1 MAJOR SUBDIVISION SECONDARY PLAT, WHICH IS RECORDED IN PLAT CABINET E SLIDE 170 IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, THENCE ALONG SAID PLAT THE FOLLOWING TWO COURSES: 1) SOUTH 89 DEGREES 23 MINUTES 00 SECONDS WEST 295.42 FEET; 2) SOUTH 21 DEGREES 46 MINUTES 25 SECONDS WEST 185.52 FEET TO THE NORTHEAST CORNER OF THE PLAT OF HOMESTEADS AT HILLVIEW-SECTION 2 MAJOR SUBDIVISION SECONDARY PLAT RECORDED IN PLAT CABINET E SLIDE 239 IN SAID RECORDER'S OFFICE, THENCE ALONG BOTH PLATS THE FOLLOWING SEVEN COURSES: 1) SOUTH 21 DEGREES 46 MINUTES 25 SECONDS WEST 295.85 FEET; 2) NORTH 68 DEGREES 13 MINUTES 35 SECONDS EAST 19.81 FEET; 3) SOUTH 21 DEGREES 46 MINUTES 25 SECONDS WEST 180.00 FEET; 4) NORTH 68 DEGREES 26 MINUTES 35 SECONDS WEST 40.00 FEET; 5) NORTH 60 DEGREES 19 MINUTES 54 SECONDS WEST 16.34 FEET TO A TANGENT CURVE; 6) NORTHWESTERLY 83.23 FEET ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 255.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 50 DEGREES 51 MINUTES 52 SECONDS WEST AND A LENGTH OF 62.86 FEET; 7) NORTH 41 DEGREES 30 MINUTES WEST 80.10 FEET; 8) SOUTH 85 DEGREES 53 MINUTES 31 SECONDS WEST 15.00 FEET TO NON-TANGENT CURVE ON THE EAST LINE OF EASTVIEW DRIVE PER INSTRUMENT NUMBER 2015-019086 RECORDED IN SAID RECORDER'S OFFICE, THENCE ALONG SAID INSTRUMENT NUMBER THE FOLLOWING THREE COURSES: 1) NORTHWESTERLY 462.00 FEET ALONG AN ARC TO THE LEFT HAVING A RADIUS OF 865.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 19 DEGREES 24 MINUTES 35 SECONDS WEST AND A LENGTH OF 456.55 FEET; 2) NORTHWESTERLY 46.20 FEET ALONG AN ARC TO THE LEFT HAVING A RADIUS OF 216.30 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 48 DEGREES 28 MINUTES 53 SECONDS WEST AND A LENGTH OF 370.02 FEET; 3) NORTH 46 DEGREES 21 MINUTES 43 SECONDS WEST 40.00 FEET TO THE CENTER LINE OF UPPER SHELBYVILLE ROAD, THENCE ALONG SAID CENTER LINE THE FOLLOWING THREE COURSES: 1) SOUTH 36 DEGREES 25 MINUTES 33 SECONDS EAST 190.00 FEET; 2) SOUTH 38 DEGREES 20 MINUTE 35 SECONDS EAST 50.03 FEET; 3) SOUTH 16 DEGREES 25 MINUTES 33 SECONDS EAST 359.88 FEET; 4) SOUTH 21 DEGREES 46 MINUTES 25 SECONDS WEST 543.64 FEET; 5) NORTH 22 DEGREES 46 MINUTES 25 SECONDS WEST 50.00 FEET TO THE POINT OF BEGINNING. CONTAINING 27.78 ACRES, MORE OR LESS

Curve Table: Boundary
Table with 4 columns: Curve #, Length, Radius, Chord Direction, Chord Length. Rows include C1, C2, and C3 with their respective measurements.



UTILITIES

- SEWER: CITY OF FRANKLIN DPW, 796 S. STATE STREET, FRANKLIN, IN 46131
WATER: INDIANA AMERICAN WATER, 425 W. MAIN STREET, MOORESVILLE, IN 46158
CABLE: COMCAST, 1600 W. VERNAL PIKE, BLOOMINGTON, IN 47404
FIRE DEPARTMENT: CITY OF FRANKLIN FIRE DEPARTMENT, 1800 THORNBUURG LANE, FRANKLIN, IN 46131
ELECTRIC: DUKE ENERGY, 2515 N. MORTON STREET, FRANKLIN, IN 46151

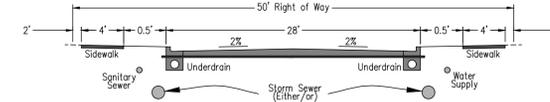
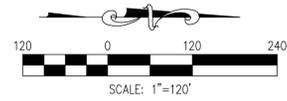
THESE PLANS ARE BASED UPON INFORMATION FROM AN ALTA/ACSM LAND TITLE SURVEY PERFORMED BY CKW LAND SURVEYING, INC. WITH WORK ORDER NO. 130100 AND DATED JUNE 7, 2013 AND SURVEY INFORMATION PROVIDED BY EERRY WIGGINS SURVEYING.
EXISTING UTILITY SIZE AND MATERIAL INFORMATION SHOWN ON THESE PLANS ARE PER THE BEST GRAPHICAL AND VISIBLE INFORMATION AVAILABLE. CONFLICTS MAY EXIST AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL SIZES AND MATERIAL INFORMATION PROVIDED. IF ACTUAL CONDITIONS DIFFER FROM THAT INFORMATION SHOWN ON THE PLANS, THE CONTRACTOR SHALL PRIOR TO THE INSTALLATION OF ANY PROPOSED INFRASTRUCTURE, NOTIFY THE DESIGN ENGINEER IMMEDIATELY.



NOTE: The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although the surveyor does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

TOPOGRAPHICAL SURVEY
WINDSOR AT HILLVIEW - PUD
Professional Engineer Seal for Gregory J. L. Pellmar, No. 10300569, State of Indiana. Includes project details like date (March 11, 2021) and sheet number (200).

# DETAILED PUD PLAN WINDSOR AT HILLVIEW



**PARKING 1-SIDE DETAIL**  
NOT TO SCALE

Pavement Requirements	Local Street		Collector Street
	Residential	Primary	Primary
Asphalt			
HMA Surface	1.5 inches	1 inch	
HMA Binder	3.5 inches	2 inches	
HMA Base		6 inches	
Compacted Aggregate #53 Base	8 inches	8 inches	
Total Thickness	13 inches	17 inches	

- FUNCTIONAL CLASSES**
- Collector Streets : Eastview Drive  
Upper Shelbyville Road
- Local Streets : Foxberry Court  
Meadow Pond Court  
Homestead Boulevard  
Mill Pond Lane  
Meadowbrook Lane  
Evergreen Lane  
Beechtree Lane  
Mill Pond Court  
Foxview Court

A PART OF THE SOUTHEAST QUARTER OF SECTION 12,  
AND A PART OF THE NORTHEAST QUARTER OF  
SECTION 13, ALL IN TOWNSHIP 12 NORTH, RANGE 4  
EAST OF THE SECOND PRINCIPAL MERIDIAN, IN  
JOHNSON COUNTY, INDIANA

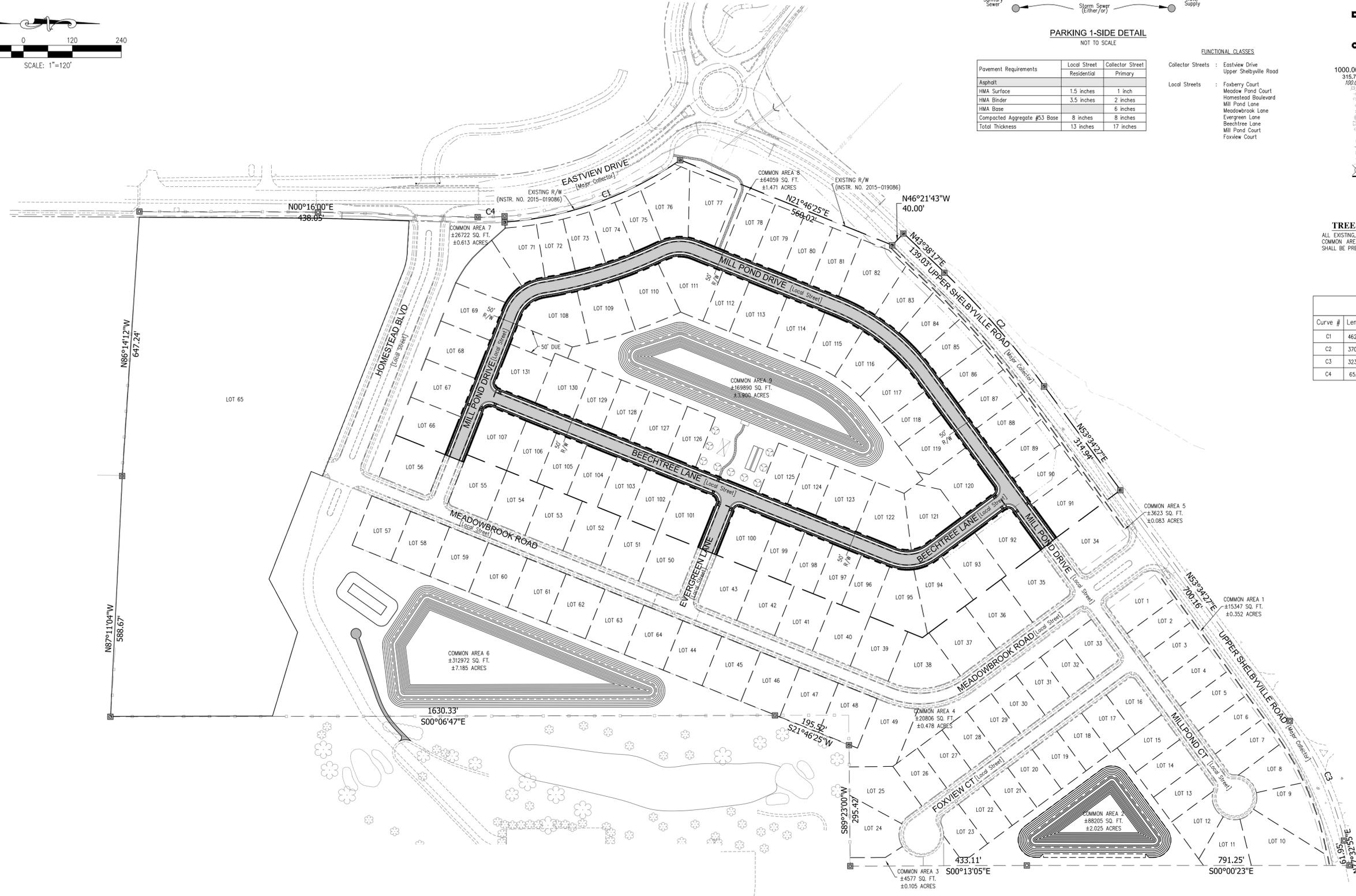
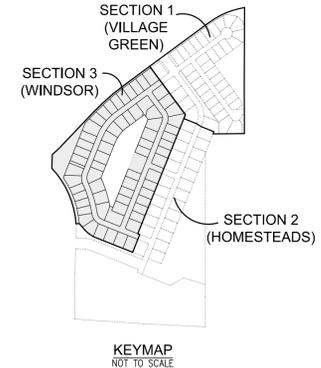
## LEGEND

- PERMANENT OUTSIDE BOUNDARY CORNER (4"x4" PRECAST CONCRETE, SCORED ON TOP WITH A DEEP CROSS, SET FLUSH)
- PERMANENT PROPERTY LOT CORNER (3/4" PIPE OR 2" MAG NAIL SET FLUSH)
- 1000.00' PROPERTY BOUNDARY TEXT
- 315.70' LOT BOUNDARY TEXT
- 1200.00' EASEMENT TEXT
- EXISTING POWERPOLE WITH LIGHT
- EXISTING POWERPOLE GROUND
- EXISTING POWERPOLE UTILITY
- EXISTING LIGHTPOLE
- EXISTING ELECTRIC MANHOLE
- EXISTING ELECTRIC CABINET
- EXISTING GUYWIRE
- EXISTING TELEPHONE RISER
- EXISTING WATER METER
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING SANITARY MANHOLE
- EXISTING SIGN
- PROPOSED LIGHT POLE
- PROPOSED ENTRY SIGNS
- PROPOSED NEIGHBORHOOD MARKER POST
- RIGHT-OF-WAY SETBACKS
- SECTION LINE
- EASEMENT
- PROPOSED LOT LINE
- EXISTING ADJOINERS
- EXISTING PAVEMENT FLOODPLAIN
- PROPOSED EASEMENT
- PROPOSED RIGHT-OF-WAY
- PROPERTY LINE
- EXISTING DITCH
- PROPOSED DITCH
- EXISTING TREE LINE
- EXISTING FARM FIELD FENCE
- EXISTING GUARDRAIL
- EXISTING POWERPOLE UTILITY
- EXISTING ELECTRIC LINE
- EXISTING WATER LINE
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED ASPHALT
- PROPOSED CONCRETE

**TREE PRESERVATION NOTE**  
ALL EXISTING, HEALTHY, MATURE TREES LOCATED WITHIN ANY COMMON AREA THAT CAN BE PRESERVED BY THE PROJECT SHALL BE PRESERVED.

Boundary Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length
C1	482.02'	865.00'	N19°24'35"W	456.55'
C2	370.48'	2136.39'	N48°36'22"E	370.02'
C3	323.40'	772.90'	N65°33'41"E	321.05'
C4	65.98'	850.00'	N01°57'25"W	65.96'



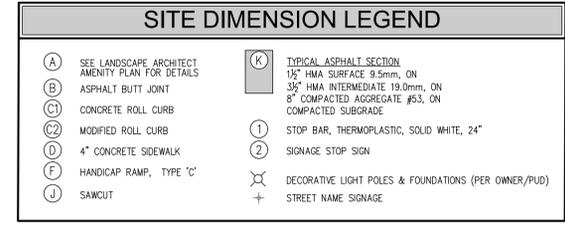
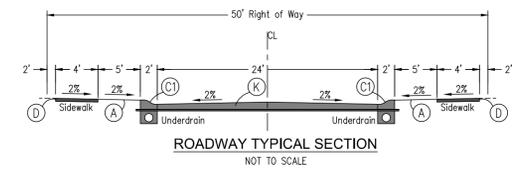
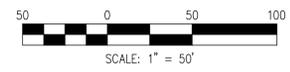
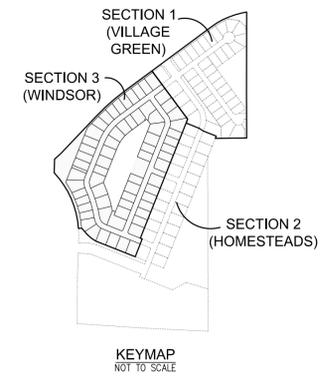
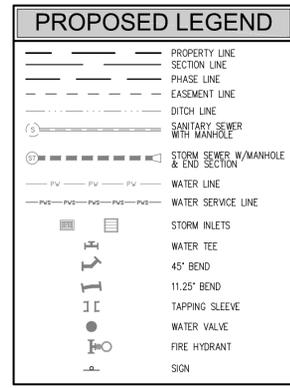
PREPARED BY:



**CROSSROAD ENGINEERS, PC**  
TRANSPORTATION & DEVELOPMENT CONSULTANTS  
3417 SHERMAN DRIVE  
BEECH GROVE, IN 46107  
(317) 780-1555  
CROSSROADENGINEERS.COM

MARCH 11, 2021

DIRECTORY PATH : R:\Active\John Grimes\Hillview CC Property\Old Town PUD Modifications\Design\CAD\PLANS  
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- ### SITE DIMENSION NOTES
- STREET SIGNAGE AND LIGHTING SHALL CONFORM TO CITY OF FRANKLIN AND HOMESTEADS AT HILLVIEW PUD STANDARDS. CONTRACTOR SHALL COORDINATE WITH OWNER, PUD DOCUMENTS AND/OR CITY OF FRANKLIN FOR LIGHT STYLES AND LAYOUT.
  - WATER MAIN INSTALLATION SHALL BE IN ACCORDANCE WITH THE INDIANA AMERICAN WATER COMPANY'S STANDARDS AND SPECIFICATIONS AND SHALL HAVE MINIMUM 54" OF COVER. CONTRACTOR SHALL COORDINATE WITH INDIANA AMERICAN WATER COMPANY FOR PERMITTING, CONNECTION AND TESTING PROCEDURES AND REQUIREMENTS.
  - CONTRACTOR SHALL NOTIFY OWNER, ENGINEER, AND CITY OF FRANKLIN PRIOR TO PROOF ROLL OF SUBGRADE. IF PROOF ROLL EXCEEDS MAXIMUM OF A QUARTER INCH (1/4") DEFLECTION, CONTRACTOR SHALL COORDINATE WITH ENGINEER AND CITY OF FRANKLIN TO DETERMINE IF SUBGRADE STABILIZATION IS REQUIRED.
  - ALL RADII DIMENSIONS ARE TO THE FACE OF PROPOSED CURB.
  - SIGNAGE SHALL INCLUDE ALL NECESSARY HARDWARE AND FITTINGS, INCLUDING 10 FT. OF 11 GAUGE FLANGED CHANNEL SIGN POST. DECORATIVE SIGNAGE PER OWNER.
  - REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL SIGNAGE. VERIFY CONFLICTS WITH OWNER.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRAFFIC AND PROVIDING ALL NECESSARY FLAGMAN, BARRELS, SIGNAGE, ETC. DURING CONSTRUCTION. ALL APPLICABLE M.U.T.C.D. STANDARDS SHALL GOVERN THIS WORK.
  - CONTRACTOR SHALL COORDINATE WITH APPLICABLE UTILITY COMPANY FOR WATER, CABLE, ELECTRIC, GAS, AND TELEPHONE CONNECTION SERVICE POINTS.
  - CONTRACTOR SHALL COORDINATE WITH OWNER, PUD DOCUMENTS AND CITY OF FRANKLIN FOR ALL LANDSCAPING STANDARDS AND SPECIFICATIONS.
  - EXISTING UTILITY SIZE AND MATERIAL INFORMATION SHOWN ON THESE PLANS ARE PER THE BEST GRAPHICAL AND VISIBLE INFORMATION AVAILABLE. CONFLICTS MAY EXIST AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL SIZING AND MATERIAL INFORMATION PROVIDED. IF ACTUAL CONDITIONS DIFFER FROM THAT INFORMATION SHOWN ON THE PLANS, THE CONTRACTOR SHALL, PRIOR TO THE INSTALLATION OF ANY PROPOSED INFRASTRUCTURE, NOTIFY THE DESIGN ENGINEER IMMEDIATELY.

### SETBACK TABLE

DEVELOPMENT STANDARD	WINDSOR - LOTS 66-131
FRONT YARD SETBACK (ADJACENT TO LOCAL STREET)	20 FT.
SIDE YARD SETBACK	7.5 FT. - PRIMARY STRUCTURE 5 FT. - ACCESSORY STRUCTURE
REAR YARD SETBACK	20 FT. - PRIMARY STRUCTURE* 5 FT. - ACCESSORY STRUCTURE

\*UNLESS NOTED WITH 20' DUE

REGISTERED PROFESSIONAL ENGINEER  
INDIANA STATE BOARD OF ENGINEERS  
10300059  
GREGORY J. I. KOZAK

REGISTERED PROFESSIONAL ENGINEER  
INDIANA STATE BOARD OF ENGINEERS  
10300059  
GREGORY J. I. KOZAK

REGISTERED PROFESSIONAL ENGINEER  
INDIANA STATE BOARD OF ENGINEERS  
10300059  
GREGORY J. I. KOZAK

## SITE DIMENSION PLAN

### WINDSOR AT HILLVIEW - PUD

DRAWN: KLF/JMC/DEP    CHECKED: TEN    GJI

DATE: MARCH 11, 2021    DESIGNED: DJM    APPR.:

JOB NO.    SHEET 300



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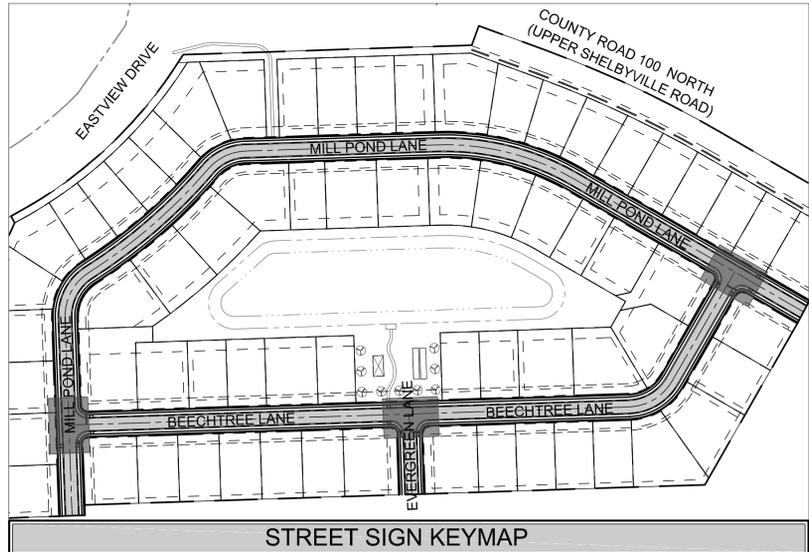
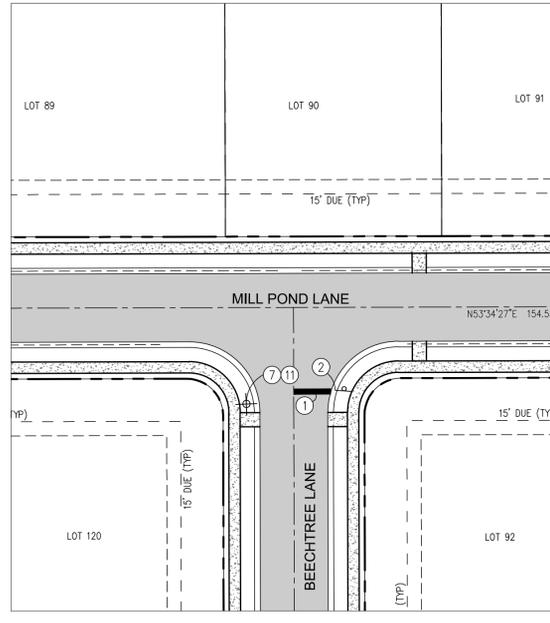
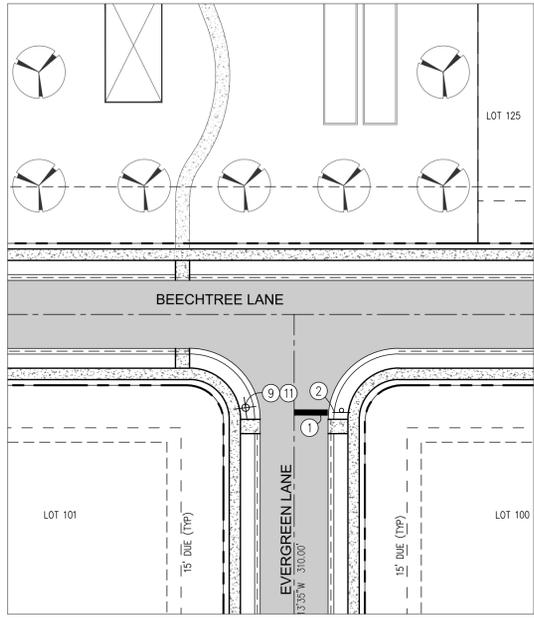
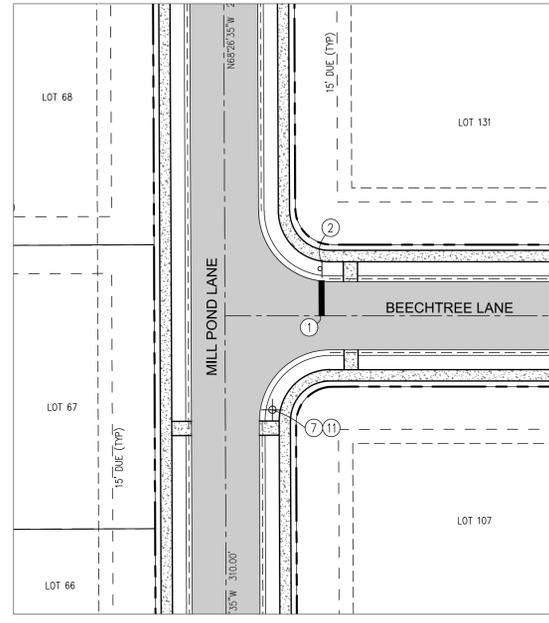
# STREET SYSTEM PLAN

## WINDSOR AT HILLVIEW - PUD

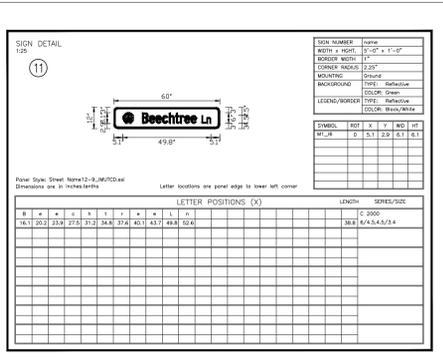
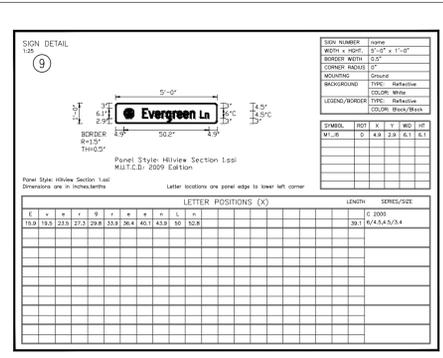
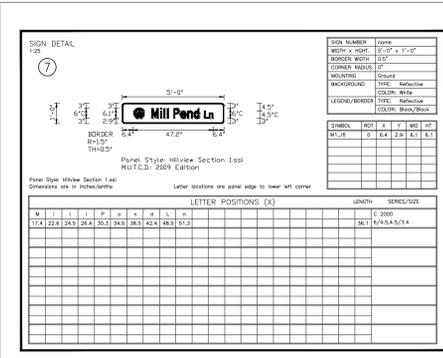
JOB No.	DRAWN	KLF/LMC/DEP	CHECKED	TEN	GJJ
DATE	MARCH 11, 2021	DESIGNED	DJM	APPR.	



NO.	DATE	REVISIONS	BY	APPR.
9				
8				
7				
6				
5				
4				
3				
2				
1				



LEGEND	
①	STOP BAR, THERMOPLASTIC, SOLID WHITE, 24"
②	SIGNAGE STOP SIGN
⑦	STREET SIGNAGE, MILL POND LANE (SEE DETAIL, THIS SHEET)
⑨	STREET SIGNAGE, EVERGREEN LANE (SEE DETAIL, THIS SHEET)
⑪	STREET SIGNAGE, BEECHTREE LANE (SEE DETAIL, THIS SHEET)
⊗	DECORATIVE LIGHT POLES AND FOUNDATION (PER OWNER/PUD)



COUNTY ROAD 100 NORTH (UPPER SHELBYVILLE ROAD)

EXISTING R/W  
(INSTR. NO. 2015-019086)  
N21°46'25"E 560.02'

DEVELOPMENT SUMMARY

APPROVED CURRENT ZONING:	PUD
FRONT YARD SETBACK:	LOCAL STREET - 20' FROM RIGHT-OF-WAY
SIDE YARD SETBACK:	WINDSOR 7.5' (PRIMARY STRUCTURE) (MEASURED FROM E AND/OR LOT LINE) 5' (ACCESSORY STRUCTURE) (MEASURED FROM E AND/OR LOT LINE)
REAR YARD SETBACK:	WINDSOR 20' (PRIMARY STRUCTURE) (MEASURED FROM E AND/OR LOT LINE) WINDSOR 5' (ACCESSORY STRUCTURE) (MEASURED FROM E AND/OR LOT LINE)
TOTAL NUMBER OF LOTS:	WINDSOR 66 LOTS (LOTS 66-131)
TOTAL DEVELOPMENT AREA:	27.718 AC. (EXCLUDING RIGHT-OF-WAY)
TOTAL DEDICATED R/W:	4.068 AC.

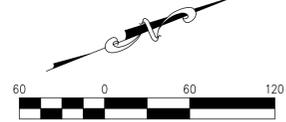
SURVEYOR

CROSSROAD ENGINEERS, PC  
3417 SHERMAN DRIVE  
BEECH GROVE, IN 46107  
PHONE: (317)780-1555  
FAX: (317)780-6525  
CONTRACT: GEORGE W. CHARLES II  
EMAIL: gcharles@crossroadengineers.com

OWNER

HILLVIEW PROPERTIES, LLC  
7502 S. SUSAN LANE  
TRAFALGAR, IN 46181

THESE PLANS ARE BASED UPON INFORMATION FROM AN ALTA/ACSM LAND TITLE SURVEY PERFORMED BY CKW LAND SURVEYING, INC. WITH WORK ORDER NO. 130100 AND DATED JUNE 7, 2013 AND SURVEY INFORMATION PROVIDED BY JERRY WIGGINS SURVEYING.



FLOODPLAIN INFORMATION

THE PROPERTY PLOTS BY SCALE AS BEING IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP FROM FOR JOHNSON COUNTY, INDIANA, COMMUNITY PANEL NO. 18080-C-02320 AND 02330, DATED AUGUST 2, 2007. THE ACCURACY OF ALL FLOOD HAZARD DATA SHOWN ON THIS PROJECT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OF ELEVATION ON THE RECORDED FLOOD INSURANCE RATE MAP.

BENCHMARK INFORMATION

BENCHMARK - JUN 6 - ELEVATION 721.534 FEET (DESIGN ELEVATION=720.000 FEET) IN JOHNSON COUNTY, FRANKLIN QUADRANGLE, IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 12 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, AT FRANKLIN, 0.2' NORTH ALONG FORSYTHE STREET FROM ITS INTERSECTION WITH STATE ROAD 44 TO AN ELECTRIC TOWER, SET IN THE TOP OF THE SOUTHWEST CONCRETE SUPPORT OF THE ELECTRIC POWER TAKE OFF TOWER, 110 FEET EAST OF THE CENTERLINE OF FORSYTHE STREET, 50 FEET SOUTH OF HURRICANE CREEK, 1.0 FOOT ABOVE THE GROUND, AN INDIANA FLOOD CONTROL AND WATER RESOURCES COMMISSION BRASS CONTROL STATION TABLET, STAMPED "JUN 6"

LEGEND

PROPERTY LINE	INTERIOR MARKER
SECTION LINE	MIN. 5/8" BY 24" LONG REBAR SET FLUSH
RIGHT-OF-WAY	EXTERIOR MONUMENTS
LOT LINE	4" X 4" PRECAST CONCRETE MONUMENT, SCORED ON TOP WITH CROSS, SET FLUSH
EASEMENT LINE	CENTERLINE MONUMENT
	MIN. 5/8" BY 24" LONG STEEL ROD EPXY GROUTED, SET 1/4" BELOW FINISHED PAVEMENT GRADE, (TO BE INSTALLED BY CONTRACTOR)
	CENTERLINE INTERSECTION MONUMENT
	10" EXTENDING MARKER EPXY GROUTED INTO 6" BY 12" DEEP PAVEMENT CORE SET 1/4" BELOW FINISHED PAVEMENT GRADE, (TO BE INSTALLED BY CONTRACTOR)
	ELEVATION CONTROL
	4" X 4" PRECAST CONCRETE MONUMENT, SCORED ON TOP WITH CROSS, SET FLUSH
FYS	FRONT YARD SETBACK
SYS	SIDE YARD SETBACK
RYS	REAR YARD SETBACK
DUE	UTILITY EASEMENT
ADUE	ACCESS, DRAINAGE & UTILITY EASEMENT
BSL	BUILDING SETBACK LINE
NAE	NON-ACCESS EASEMENT

MATCHLINE 'A' - SEE SHEET 2



WINDSOR AT HILLVIEW - SECTION 3 MAJOR SUBDIVISION PRELIMINARY PLAT

NO.	DATE	REVISIONS	BY	APPR.
1				
2				
3				
4				
5				

JOB No.	DRAN	LMC/DEP	CHECKED	TEN
DATE: MAR. 11, 2021	DESIGNED: DJM	APPR: GWC		
SHEET 1 of 3				

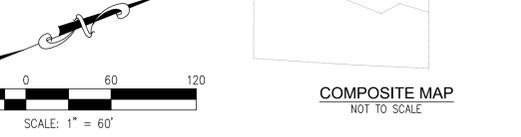
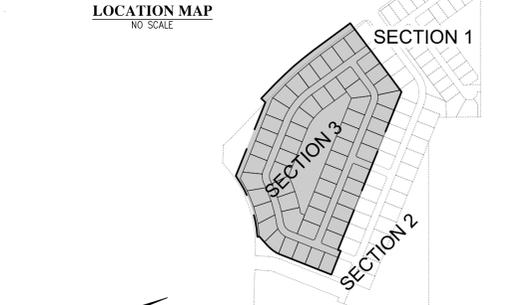
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DATE/USER: 3/11/2021 1:10 PM / Dphero

PROPERTY LINE	INTERIOR MARKER
SECTION LINE	MIN. 5/8" BY 24" LONG REBAR SET FLUSH
RIGHT-OF-WAY	EXTERIOR MONUMENTS
LOT LINE	4" X 4" PRECAST CONCRETE MONUMENT, SCORED ON TOP WITH CROSS, SET FLUSH
EASEMENT LINE	CENTERLINE MONUMENT
	MIN. 5/8" BY 24" LONG STEEL ROD EPXY GROUTED, SET 1/4" BELOW FINISHED PAVEMENT GRADE, (TO BE INSTALLED BY CONTRACTOR)
	CENTERLINE INTERSECTION MONUMENT
	10" EXTENDING MARKER EPXY GROUTED INTO 6" BY 12" DEEP PAVEMENT CORE SET 1/4" BELOW FINISHED PAVEMENT GRADE, (TO BE INSTALLED BY CONTRACTOR)
	ELEVATION CONTROL
	4" X 4" PRECAST CONCRETE MONUMENT, SCORED ON TOP WITH CROSS, SET FLUSH
FYS	FRONT YARD SETBACK
SYS	SIDE YARD SETBACK
RYS	REAR YARD SETBACK
DUE	UTILITY EASEMENT
ADUE	ACCESS, DRAINAGE & UTILITY EASEMENT
BSL	BUILDING SETBACK LINE
NAE	NON-ACCESS EASEMENT

LEGAL DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 12, AND A PART OF THE NORTHEAST QUARTER OF SECTION 11, ALL IN TOWNSHIP 12 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, IN JOHNSON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT A STONE FOUND AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SAID SECTION 12, THENCE SOUTH 20 DEGREES 23 MINUTES 23 SECONDS EAST AND ALONG THE EAST LINE THEREOF 432.04 FEET; THENCE SOUTH 89 DEGREES 23 MINUTES 00 SECONDS WEST 107.81 FEET TO AN IRON ROD FOUND AND TO A SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 12, THENCE ALONG SAID SECTION 12 PLAT THE FOLLOWING SEVEN COURSES: 1) SOUTH 21 DEGREES 48 MINUTES 25 SECONDS WEST 295.68 FEET; 2) SOUTH 21 DEGREES 48 MINUTES 25 SECONDS WEST 82.38 FEET; 3) SOUTH 21 DEGREES 48 MINUTES 25 SECONDS WEST 130.00 FEET; 4) NORTH 68 DEGREES 13 MINUTES 35 SECONDS WEST 130.00 FEET; 5) NORTH 21 DEGREES 48 MINUTES 25 SECONDS EAST 370.00 FEET TO A NON-TANGENT CURVE; 6) NORTHWESTERLY 20.42 FEET ALONG ARC TO THE LEFT HAVING A RADIUS OF 130.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 23 DEGREES 13 MINUTES 35 SECONDS WEST 117.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SECTION 12 PLAT THE FOLLOWING EIGHT COURSES: 1) SOUTH 21 DEGREES 48 MINUTES 25 SECONDS WEST 609.82 FEET; 2) SOUTH 68 DEGREES 26 MINUTES 35 SECONDS EAST 19.81 FEET; 3) SOUTH 21 DEGREES 48 MINUTES 25 SECONDS WEST 180.00 FEET; 4) NORTH 68 DEGREES 26 MINUTES 35 SECONDS WEST 400.00 FEET; 5) NORTH 68 DEGREES 12 MINUTES 54 SECONDS WEST 18.34 FEET TO A TANGENT CURVE; 6) NORTHWESTERLY 83.23 FEET ALONG ARC TO THE RIGHT HAVING A RADIUS OF 255.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 50 DEGREES 51 MINUTES 52 SECONDS WEST AND A LENGTH OF 82.86 FEET; 7) NORTH 41 DEGREES 30 MINUTES 30 SECONDS WEST 80.30 FEET; 8) SOUTH 85 DEGREES 53 MINUTES 51 SECONDS WEST 15.00 FEET TO NON-TANGENT CURVE ON THE EAST SIDE OF EASTVIEW DRIVE PER INSTRUMENT NUMBER 2015-019086 RECORDED IN SAID RECORDER'S OFFICE; THENCE ALONG SAID INSTRUMENT NUMBER THE FOLLOWING THREE COURSES: 1) NORTHWESTERLY 462.02 FEET ALONG AN ARC TO THE LEFT HAVING A RADIUS OF 860.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 24 DEGREES 24 MINUTES 35 SECONDS WEST AND A LENGTH OF 456.55 FEET; 2) NORTH 21 DEGREES 48 MINUTES 25 SECONDS EAST 560.02 FEET; 3) NORTH 46 DEGREES 21 MINUTES 43 SECONDS WEST 40.00 FEET TO THE CENTER LINE OF UPPER SHELBYVILLE ROAD; THENCE ALONG SAID CENTER LINE THE FOLLOWING THREE COURSES: 1) NORTH 43 DEGREES 38 MINUTES 17 SECONDS EAST 393.03 FEET TO A TANGENT CURVE; 2) NORTHWESTERLY 370.48 FEET ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 215.80 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 48 DEGREES 36 MINUTES 22 SECONDS EAST AND A LENGTH OF 370.02 FEET; 3) NORTH 53 DEGREES 34 MINUTES 27 SECONDS EAST 314.94 FEET TO THE NORTHWEST CORNER OF SAID SECTION 12 PLAT; THENCE ALONG SAID SECTION 12 PLAT THE FOLLOWING FIVE COURSES: 1) SOUTH 36 DEGREES 25 MINUTES 33 SECONDS EAST 195.00 FEET; 2) SOUTH 38 DEGREES 20 MINUTES 35 SECONDS EAST 60.03 FEET; 3) SOUTH 36 DEGREES 25 MINUTES 33 SECONDS EAST 359.88 FEET; 4) SOUTH 21 DEGREES 48 MINUTES 25 SECONDS WEST 543.64 FEET; 5) SOUTH 21 DEGREES 48 MINUTES 25 SECONDS WEST 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 27.718 ACRES, MORE OR LESS



WINDSOR AT HILLVIEW - SECTION 3 MAJOR SUBDIVISION PRELIMINARY PLAT

NO.	DATE	REVISIONS	BY	APPR.
1				
2				
3				
4				
5				

JOB No.	DRAN	LMC/DEP	CHECKED	TEN
DATE: MAR. 11, 2021	DESIGNED: DJM	APPR: GWC		
SHEET 2 of 3				

DIRECTOR PATH: S:\Projects\31780 Hillview CC Property\Old Town PUD Modifications\Design\CAD\PLANS  
FILENAME: 400 PRELIMINARY PLAT.dwg  
DATE/USER: 3/11/2021 1:10 PM / Dphero

DEDICATION CERTIFICATE

WE THE UNDERSIGNED, HILLVIEW PROPERTIES, LLC, OWNERS OF REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY LAID OFF, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT.

THE SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS WINDSOR AT HILLVIEW - SECTION 3, AN ADDITION TO THE CITY OF FRANKLIN. ALL STREETS AND ALLEYS SHOWN AND NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC.

FRONT AND SIDE YARD BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREET THERE SHALL BE ERECTED OR MAINTAINED NO BUILDING OR STRUCTURE.

THERE ARE STRIPS OF GROUND VARIOUS FEET IN WIDTH AS SHOWN ON THIS PLAT AND MARKED "EASEMENT", RESERVED FOR THE USE OF PUBLIC UTILITIES FOR THE INSTALLATION OF WATER AND SEWER MAINS, POLES, DUCTS, LINES AND WIRES, AND SIGNS SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENT HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON SAID STRIPS OF LAND, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES.

ALL LANDS IN THE SUBDIVISION AND THE USE OF LANDS IN THIS SUBDIVISION BY PRESENT AND FUTURE OWNERS OR OCCUPANTS SHALL BE SUBJECT TO DECLARATION OF COVENANTS, AND THE RESTRICTIONS OF THE WINDSOR AT HILLVIEW - SECTION 3 OWNERSHIP ("DECLARATION") AS RECORDED IN INSTRUMENT NUMBER \_\_\_\_\_ ON THE \_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_ IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA IN ADDITION.

NO IMPROVEMENTS, ALTERATIONS, REPAIRS, EXCAVATION, CHANGES IN GRADE OR OTHER WORK WHICH IN ANY WAY ALTERS THE EXTERIOR OF ANY LOT OR THE IMPROVEMENTS LOCATED THEREON FROM ITS NATURAL OR IMPROVED STATE EXISTING ON THE DATE SUCH LOT WAS FIRST CONVEYED IN FEE BY THE UNDERSIGNED TO AN OWNER SHALL BE MADE OR DONE WITHOUT THE PRIOR APPROVAL OF THE ARCHITECTURAL REVIEW BOARD, EXCEPT AS OTHERWISE EXPRESSLY PROVIDED IN THE ACCOMPANYING DECLARATION RECORDED IN CONJUNCTION WITH THIS PLAT, ON FILE AT THE JOHNSON COUNTY OFFICES.

THE FOREGOING COVENANTS, OR RESTRICTION, ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 2046, (A 25-YEAR PERIOD IS SUGGESTED), AT WHICH TIME SAID COVENANTS, OR RESTRICTIONS, SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF 10 YEARS UNLESS CHANGED BY VOTE OF A MAJORITY OF THE THEN OWNERS OF THE BUILDINGS COVERED BY THESE COVENANTS, OR RESTRICTIONS, IN WHOLE OR IN PART. INVALIDATION OF ANY ONE OF THE FOREGOING COVENANTS OR RESTRICTIONS, BY JUDGEMENT OR COURT ORDER, SHALL IN NO WAY AFFECT ANY OF THE OTHER COVENANTS OR RESTRICTIONS, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

THE MAINTENANCE OF THE STORM DRAINAGE SYSTEM FOR THIS SUBDIVISION BY THE LOT OWNERS ASSOCIATION SHALL INCLUDE BUT SHALL NOT BE LIMITED TO THE MAINTENANCE OF ALL INLETS, OPEN DITCHES, PIPES, SWALES, MANHOLES AND DETENTION PONDS. THE COST AND EXPENSE OF SUCH MAINTENANCE SHALL BE ASSESSED AS PART OF THE GENERAL ASSESSMENT AGAINST THE OWNERS OF ALL LOTS IN THIS SUBDIVISION AS PROVIDED IN THE DECLARATION AND SHALL BE SECURED BY A LIEN AGAINST ALL LOTS IN THIS SUBDIVISION.

INVALIDATION OF ANY OF THE FOREGOING COVENANTS AND RESTRICTIONS BY JUDGMENT OR COURT ORDER SHALL IN NO WAY AFFECT REMAINING PORTIONS NOT SO AFFECTED.

THE RIGHT TO ENFORCE THESE PROVISIONS BY INJUNCTION, TOGETHER WITH THE RIGHT TO CAUSE THE REMOVAL, BY DUE PROCESS OF LAW, OF ANY STRUCTURE OR PART THEREOF ERECTED OR MAINTAINED IN VIOLATION HEREOF, IS HEREBY DEDICATED TO THE PUBLIC, AND RESERVED TO THE SEVERAL OWNERS OF THE SEVERAL LOTS IN THIS SUBDIVISION AND TO THEIR HEIRS AND ASSIGNS.

WITNESS OUR HANDS AND SEALS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_

\_\_\_\_\_

STATE OF INDIANA )
) SS:
COUNTY OF JOHNSON )

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED \_\_\_\_\_ FOR EACH SEPARATELY AND SEVERALLY ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS OUR HANDS AND SEALS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

NOTARY PUBLIC \_\_\_\_\_
RESIDENT OF \_\_\_\_\_ COUNTY, INDIANA
MY COMMISSION EXPIRES: \_\_\_\_\_

CERTIFICATE OF APPROVAL

AFTER HAVING GIVEN PUBLIC NOTICE OF THE TIME, PLACE AND NATURE OF HEARING ON THE APPLICATION FOR PRIMARY APPROVAL OF THIS SUBDIVISION BY PUBLICATION IN A NEWSPAPER OF LOCAL CIRCULATION MORE THAN TEN (10) DAYS BEFORE THE HEARING THEREON, UNDER AUTHORITY PROVIDED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, THIS PLAT WAS GIVEN APPROVAL BY A MAJORITY OF THE MEMBERS OF THE FRANKLIN PLAN COMMISSION AT A MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

CITY OF FRANKLIN PLAN COMMISSION BY:

\_\_\_\_\_  
JIM MARTIN, PRESIDENT

\_\_\_\_\_  
SUZANNE FINDLEY, SECRETARY

THIS PLAT IS HEREBY RECOMMENDED FOR ACCEPTANCE BY THE CITY OF FRANKLIN BY:

\_\_\_\_\_  
JOANNA MYERS, SENIOR PLANNER

\_\_\_\_\_  
MARK RICHARDS, CITY ENGINEER

BE IT RESOLVED BY THE BOARD OF PUBLIC WORKS AND SAFETY, CITY OF FRANKLIN, JOHNSON COUNTY, INDIANA, THAT THE DEDICATIONS SHOWN ON THIS PLAT ARE HEREBY APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
STEVE BARNETT, MAYOR

\_\_\_\_\_  
MELISSA L. JONES, MEMBER

\_\_\_\_\_  
BOB SWINEHAMER, MEMBER

ATTEST:

\_\_\_\_\_  
JAYNE RHOADES, CLERK-TREASURER

ENTERED FOR TAXATION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
PAMELA J. BURTON, AUDITOR

RECEIVED BY THE JOHNSON COUNTY ASSESSOR THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
MARK ALEXANDER, ASSESSOR

NO. \_\_\_\_\_

RECEIVED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

AT \_\_\_\_\_ AND RECORDED IN PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

FEE \_\_\_\_\_

\_\_\_\_\_  
TERESA K. PETRO, RECORDER

SURVEYOR'S CERTIFICATE

I, GEORGE W. CHARLES, II, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA. THAT THIS PLAT WAS PREPARED FROM A SURVEY PERFORMED BY COW LAND SURVEYING, INC DATED JUNE 7, 2013 AND THAT THIS SURVEY IS IN ACCORDANCE WITH TITLE 865, ARTICLE 1, AND RULE 12 OF INDIANA ADMINISTRATIVE CODE.



George W. Charles, II  
INDIANA LAND SURVEYOR  
No. LS 20800117  
DATED: MARCH 09, 2021

THIS SUBDIVISION IS SUBJECT TO ALL DRAINAGE SYSTEM DESIGN AND CONSTRUCTION STANDARDS OF THE FRANKLIN SUBDIVISION CONTROL ORDINANCE, ALL OTHER APPLICABLE ADOPTED STANDARDS OF THE CITY OF FRANKLIN, AND THE REQUIREMENTS OF THE CITY ENGINEER THAT PROVIDE FOR THE REPAIR AND MAINTENANCE OF THE SYSTEM. PROPER FUNCTION AND MAINTENANCE OF THE DRAINAGE SYSTEM MAY BE ENFORCED BY THE BOARD OF PUBLIC WORKS AND THE CITY ENGINEER. DRAINAGE EASEMENTS SHALL PROVIDE THE CITY OF FRANKLIN THE RIGHT OF ACCESS.

Curve Table: Boundary table with columns: Curve #, Length, Radius, Chord Direction, Chord Length. Rows C1, C2, C3.

Curve Table: Alignments table with columns: Curve #, Radius, Length, Chord Direction, Chord Length. Rows C4, C5, C6, C7, C8.

Curve Table: Lot table with columns: Curve #, Length, Radius, Chord Direction, Chord Length. Rows C9 through C24.

DIRECTORY PATH: G:\Mech\Jobs\City\Hillview - CC Property\Old Town PUD Modifications\Design\CAD\PLANS  
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DATE/USER: 3/11/2021 1:09 PM / Dpkosar

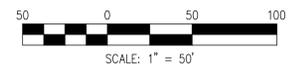
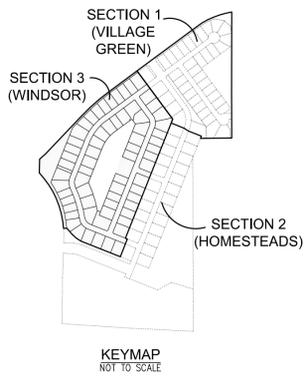
Revision table and title block for 'WINDSOR AT HILLVIEW - SECTION 3 MAJOR SUBDIVISION PRELIMINARY PLAT'. Includes revision table with columns: NO., DATE, REVISIONS, BY, APPR. and title block with project details and sheet number 3 of 3.

**UTILITY PLAN**  
**WINDSOR AT HILLVIEW - PUD**

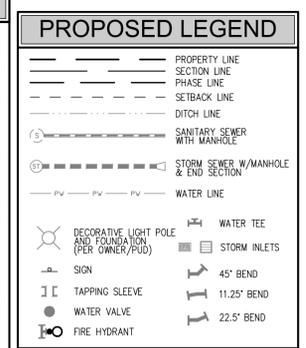
DATE: MARCH 11, 2021  
 JOB NO.:  
 DRAWN: KLF/JMC/DEP  
 CHECKED: TEN  
 DESIGNED: DJM  
 APPR: GJ



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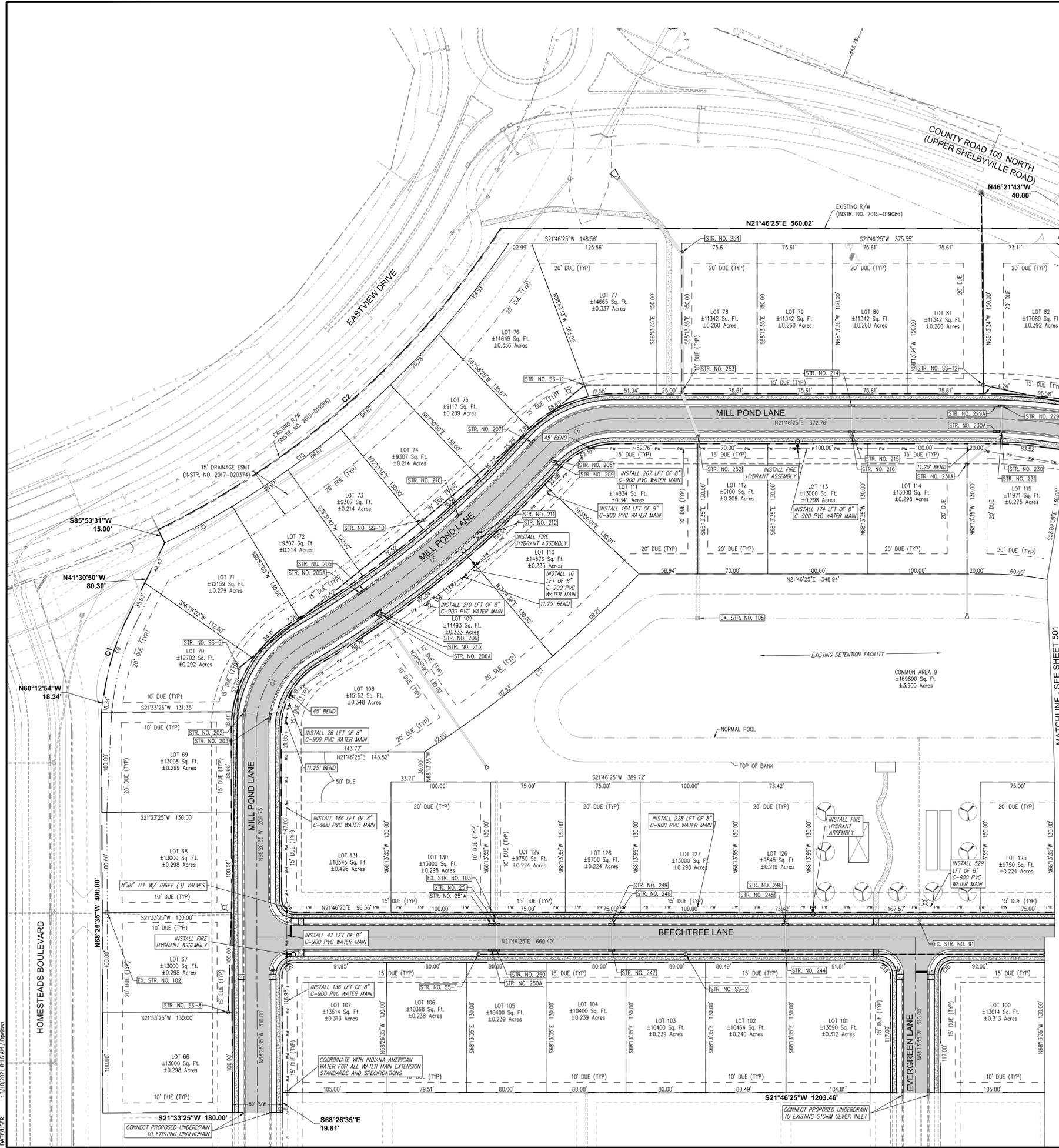


- UTILITIES NOTES**
- WATER MAIN INSTALLATION SHALL BE IN ACCORDANCE WITH THE INDIANA AMERICAN WATER UTILITY STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL COORDINATE WITH INDIANA AMERICAN WATER FOR CONNECTION AND TESTING PROCEDURES AND REQUIREMENTS. ALL WATER MAIN SHALL BE INSTALLED WITH A MINIMUM 54 INCHES OF COVER FROM FINISH GRADE. MAIN SHALL BE DEFLECTED AS REQUIRED TO MAINTAIN MINIMUM SEPARATION REQUIREMENTS AT ALL UTILITY CROSSINGS.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRAFFIC AND PROVIDING ALL NECESSARY FLAGMAN, BARRELS, SIGNAGE, ETC. DURING CONSTRUCTION. ALL APPLICABLE M.U.T.C.D. STANDARDS SHALL GOVERN THIS WORK.
  - CONTRACTOR SHALL COORDINATE WITH APPLICABLE UTILITY COMPANIES AND BUILDING PLANS FOR WATER, CABLE, ELECTRIC AND TELEPHONE CONNECTION SERVICE POINTS. ALL LIGHTING FIXTURES AND POLES SHALL BE PER OWNER, PUD DOCUMENTS, AND DUKE ENERGY.
  - CONTRACTOR SHALL COORDINATE WITH DUKE ENERGY FOR NECESSARY ELECTRIC SERVICE REQUIREMENTS AND SPECIFICATIONS, AND BUILDING PLANS FOR ALL SERVICE POINTS AT EACH BUILDING.
  - ALL FIELD TILES DISTURBED DURING CONSTRUCTION MUST BE REPAIRED/CONNECTED TO NEW DRAINAGE FACILITIES.
  - DURING CONSTRUCTION, CONTRACTOR SHALL INSTALL TWO (2) GREEN METAL SIGN POSTS AT EACH SANITARY MANHOLE AND ONE (1) GREEN METAL SIGN POST AT EACH LATERAL STUB. CONTRACTOR SHALL PROTECT POSTS DURING CONSTRUCTION ACTIVITIES.
  - ALL UNDERDRAIN PIPE SHALL BE 6\" PERFORATED HOPE.
  - CONTRACTOR SHALL COORDINATE WITH DUKE ENERGY FOR ALL PRIMARY SERVICE LINES, SECONDARY SERVICE LINES, AND TRANSFORMER LOCATIONS. ALSO, COORDINATE WITH DUKE ENERGY FOR ALL CONDUIT REQUIREMENTS.
  - COORDINATE INSTALLATION OF FIRE HYDRANTS WITH INDIANA AMERICAN WATER AND THE CITY OF FRANKLIN FIRE DEPARTMENT TYPE, MATERIAL, AND MANUFACTURER OF FIRE HYDRANTS SHALL BE IN ACCORDANCE WITH FRANKLIN FIRE DEPARTMENT REQUIREMENTS. ALL HYDRANTS ARE TO BE YELLOW WITH THE TOP CAP COLOR CODED TO SHOW WATER FLOW. AS FOLLOWS: 1500 gpm=BLUE, 1000-1499 gpm=GREEN, AND 500-999 gpm=ORANGE. ALL HYDRANTS SHALL HAVE A STORE CONNECTION.
  - ALL HYDRANTS WITHIN 300 FEET SHALL BE OPERATIONAL BEFORE ANY ABOVE GRADE CONSTRUCTION.
  - SANITARY SEWER INSTALLATION SHALL BE IN ACCORDANCE WITH THE CITY OF FRANKLIN WASTEWATER STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL COORDINATE WITH THE FRANKLIN WASTEWATER UTILITY FOR ALL INSTALLATION AND TESTING PROCEDURES AND REQUIREMENTS.
  - EXISTING UTILITY SIZE AND MATERIAL INFORMATION SHOWN ON THESE PLANS ARE PER THE BEST GRAPHICAL AND VISIBLE INFORMATION AVAILABLE. CONFLICTS MAY EXIST AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL SIGN AND MATERIAL INFORMATION PROVIDED. IF ACTUAL CONDITIONS DIFFER FROM THAT INFORMATION SHOWN ON THE PLANS, THE CONTRACTOR SHALL PRIOR TO THE INSTALLATION OF ANY PROPOSED INFRASTRUCTURE, NOTIFY THE DESIGN ENGINEER IMMEDIATELY.

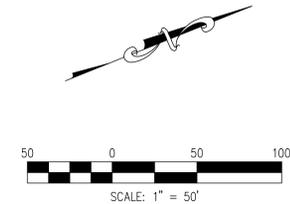
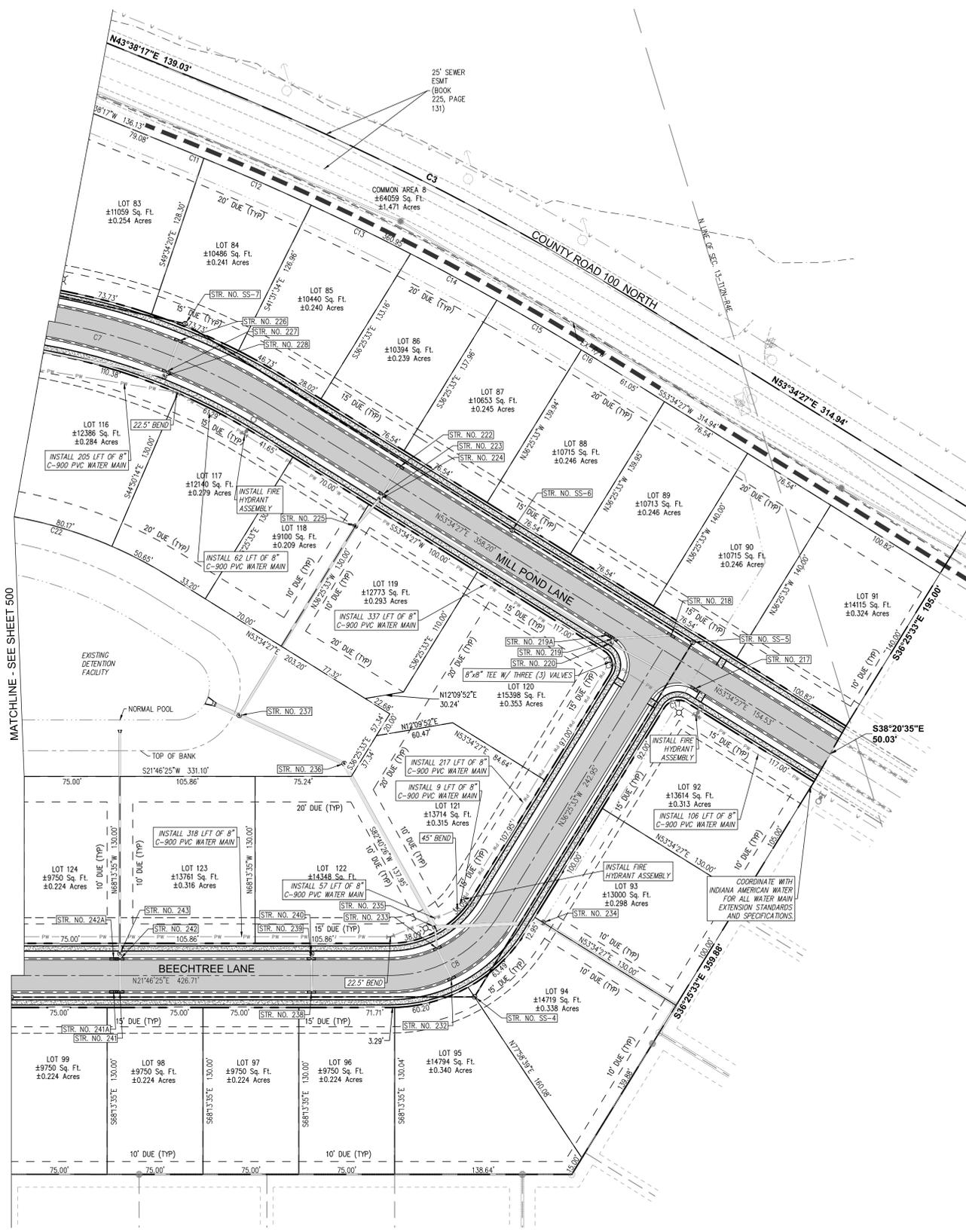


REFER TO SHEET 301 FOR ALL CURVE DATA TABLES

THESE PLANS ARE BASED UPON INFORMATION FROM AN ALTA/ACSM LAND TITLE SURVEY PERFORMED BY CKW LAND SURVEYING, INC. WITH WORK ORDER NO. 130100 AND DATED JUNE 7, 2013 AND SURVEY INFORMATION PROVIDED BY JERRY WIGGINS SURVEYING.



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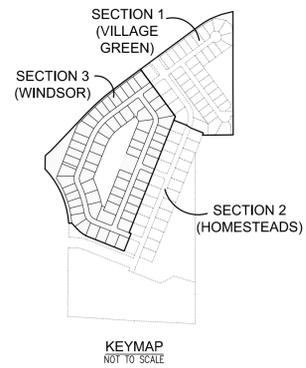
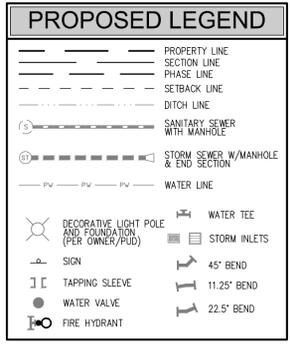


THESE PLANS ARE BASED UPON INFORMATION FROM AN ALTA/ACSM LAND TITLE SURVEY PERFORMED BY CKW LAND SURVEYING, INC. WITH WORK ORDER NO. 130100 AND DATED JUNE 7, 2013 AND SURVEY INFORMATION PROVIDED BY JERRY WIGGINS SURVEYING.



CALL 2 WORKING DAYS BEFORE YOU DIG  
**1-800-382-5544 or 811**  
 CALL TOLL FREE  
 PER INDIANA STATE LAW 36-68-1001, IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

- UTILITIES NOTES**
1. WATER MAIN INSTALLATION SHALL BE IN ACCORDANCE WITH THE INDIANA AMERICAN WATER UTILITY STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL COORDINATE WITH INDIANA AMERICAN WATER FOR CONNECTION AND TESTING PROCEDURES AND REQUIREMENTS. ALL WATER MAIN SHALL BE INSTALLED WITH A MINIMUM 54 INCHES OF COVER FROM FINISH GRADE. MAIN SHALL BE DEFLECTED AS REQUIRED TO MAINTAIN MINIMUM SEPARATION REQUIREMENTS AT ALL UTILITY CROSSINGS.
  2. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRAFFIC AND PROVIDING ALL NECESSARY FLAGMAN, BARRELS, SIGNAGE, ETC. DURING CONSTRUCTION. ALL APPLICABLE M.U.T.C.D. STANDARDS SHALL GOVERN THIS WORK.
  3. CONTRACTOR SHALL COORDINATE WITH APPLICABLE UTILITY COMPANIES AND BUILDING PLANS FOR WATER, CABLE, ELECTRIC, AND TELEPHONE CONNECTION SERVICE POINTS. ALL LIGHTING FIXTURES AND POLES SHALL BE PER OWNER, PUD DOCUMENTS, AND DUKE ENERGY.
  4. CONTRACTOR TO COORDINATE WITH DUKE ENERGY FOR NECESSARY ELECTRIC SERVICE REQUIREMENTS AND SPECIFICATIONS, AND BUILDING PLANS FOR ALL SERVICE POINTS AT EACH BUILDING.
  5. ALL FIELD TILES DISTURBED DURING CONSTRUCTION MUST BE REPAIRED/CONNECTED TO NEW DRAINAGE FACILITIES.
  6. DURING CONSTRUCTION, CONTRACTOR SHALL INSTALL TWO (2) GREEN METAL SIGN POSTS AT EACH SANITARY MANHOLE, AND ONE (1) GREEN METAL SIGN POST AT EACH LATERAL STUB. CONTRACTOR SHALL PROTECT POSTS DURING CONSTRUCTION ACTIVITIES.
  7. ALL UNDERDRAIN PIPE SHALL BE 6\" PERFORATED HDPE.
  8. CONTRACTOR SHALL COORDINATE WITH DUKE ENERGY FOR ALL PRIMARY SERVICE LINES, SECONDARY SERVICE LINES, AND TRANSFORMER LOCATIONS. ALSO, COORDINATE WITH DUKE ENERGY FOR ALL CONDUIT REQUIREMENTS.
  9. COORDINATE INSTALLATION OF FIRE HYDRANTS WITH INDIANA AMERICAN WATER AND THE CITY OF FRANKLIN FIRE DEPARTMENT. TYPE, MATERIAL, AND MANUFACTURER OF FIRE HYDRANTS SHALL BE IN ACCORDANCE WITH FRANKLIN FIRE DEPARTMENT REQUIREMENTS. ALL HYDRANTS ARE TO BE YELLOW WITH THE TOP CAP COLOR CODED TO SHOW WATER FLOW, AS FOLLOWS: 1500 gpm=BLUE, 1000-1499 gpm=GREEN, AND 500-999 gpm=ORANGE. ALL HYDRANTS SHALL HAVE A STORZ CONNECTION.
  10. ALL HYDRANTS WITHIN 300 FEET SHALL BE OPERATIONAL BEFORE ANY ABOVE GRADE CONSTRUCTION.
  11. SANITARY SEWER INSTALLATION SHALL BE IN ACCORDANCE WITH THE CITY OF FRANKLIN WASTEWATER STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL COORDINATE WITH THE FRANKLIN WASTEWATER UTILITY FOR ALL INSTALLATION AND TESTING PROCEDURES AND REQUIREMENTS.
  12. EXISTING UTILITY SIZE AND MATERIAL INFORMATION SHOWN ON THESE PLANS ARE PER THE BEST GRAPHICAL AND VISIBLE INFORMATION AVAILABLE. CONFLICTS MAY EXIST AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL SIZING AND MATERIAL INFORMATION PROVIDED. IF ACTUAL CONDITIONS DIFFER FROM THAT INFORMATION SHOWN ON THE PLANS, THE CONTRACTOR SHALL, PRIOR TO THE INSTALLATION OF ANY PROPOSED INFRASTRUCTURE, NOTIFY THE DESIGN ENGINEER IMMEDIATELY.



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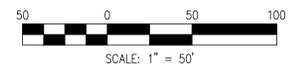


LANDSCAPE NOTES:

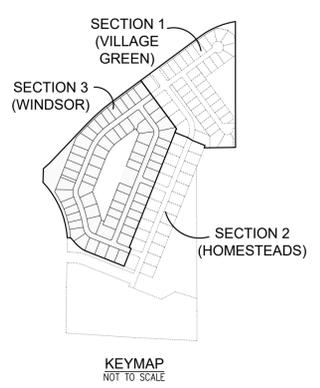
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL VEGETATION AND LEAVING ALL LANDSCAPE AREAS AT TWO INCHES BELOW FINAL GRADE, EXCEPT FOR THE DETENTION POND AREA; GENERAL CONTRACTOR IS RESPONSIBLE FOR BRINGING THE POND AREA TO FINAL GRADE. THE LANDSCAPE CONTRACTOR WILL PROVIDE AND SPREAD A COMPACTED TWO INCH DEPTH OF LOAMY TOPSOIL IN ALL TURF AREAS - BRINGING THESE AREAS TO TOP OF CURB/FINAL GRADE (COMPACTED). THE LANDSCAPE CONTRACTOR WILL PROVIDE AND INSTALL A FOUR INCH DEPTH OF PLANTING MIX TO ALL PLANTING BEDS - CROWNING FOR PROPER DRAINAGE. (SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.)
- A THREE INCH DEPTH OF SHREDED HARDWOOD BARK MULCH WILL BE USED AS A TOPDRESSING FOR ALL PLANTING BEDS AND TREE RINGS.
- LANDSCAPE CONTRACTOR SHALL MAKE OWN PLANT QUANTITY TAKEOFFS USING DRAWINGS, SPECIFICATIONS AND PLANT SCHEDULE. PLANT SCHEDULE REQUIREMENTS (I.E. SPACING) DICTATE, UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE DESIGNER. LANDSCAPE CONTRACTOR TO VERIFY BED MEASUREMENTS AND INSTALL APPROPRIATE QUANTITIES AS GOVERNED BY THE PLANT SCHEDULE PER THE SCHEDULE. ENSURE ALL MINIMUM REQUIREMENTS OF THE LOCAL GOVERNING AUTHORITY ARE MET (I.E. MINIMUM PLANT QUANTITIES).
- NO SUBSTITUTIONS OF PLANT MATERIALS WILL BE ALLOWED. IF PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE DESIGNER IN WRITING (VIA PROPER CHANNELS). PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOBSITE BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE LANDSCAPE MAINTENANCE OF THIS PROJECT UNTIL FINAL ACCEPTANCE. TURF AREAS WILL NOT BE ACCEPTED UNTIL THEY ARE AT A MINIMUM OF 1-1/2 INCHES TALL, AND NO BARE AREAS LARGER THAN 12 SQUARE INCHES.

LANDSCAPE LEGEND

- SMALL TREES
- SNOWDRIFT CRABAPPLE [SC]
  - MAULIS SNOWDRIFT
  - 2-1/2" CALIPER
- LARGE TREES
- EASTERN REDBUD [ER]
  - CEROCIS CANADENSIS
  - 2-1/2" CALIPER
  - RED SUNSET RED MAPLE [RW]
  - ACER RUBRUM RED SUNSET
  - 2-1/2" CALIPER
  - LAUREL OAK [LO]
  - QUERCUS HEMISPHAERICA
  - 2-1/2" CALIPER



THESE PLANS ARE BASED UPON INFORMATION FROM AN ALTA/ACSM LAND TITLE SURVEY PERFORMED BY C&W LAND SURVEYING, INC. WITH WORK ORDER NO. 130100 AND DATED JUNE 7, 2013 AND SURVEY INFORMATION PROVIDED BY JERRY WIGGINS SURVEYING.



LANDSCAPE PLAN

WINDSOR AT HILLVIEW - PUD

NO.	DATE	DESIGNED	DRAWN	CHECKED	TEN
1	MARCH 11, 2021				
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 Landscape Designers & Consultants

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 Rockwall, TX 75087  
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NO.	DATE	BY	REVISIONS
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